

MINOR PLAT
COTTONWOOD HOLLOW, FILING 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 2

with (2) Affidavit of Corrections

3536929 2-22-08

3543999 3-27-08

OWNERSHIP AND DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DEL CAMINO EAST PROPERTIES, LLC BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, T2N, R68W, 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11;
THENCE N00°07'16"W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY OF SABLE AVENUE (NO. 22);
THENCE S90°00'00"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1317.66 FEET;
THENCE N00°17'57"W, A DISTANCE OF 2632.43 FEET; 25400 2601.00
THENCE N00°49'57"E, A DISTANCE OF 21.13 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SECTION 11;
THENCE N00°00'11"E, ALONG SAID WEST LINE, A DISTANCE OF 4.50 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SECTION 11;
THENCE S89°53'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 1304.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 11;
THENCE S00°07'16"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 2632.80 FEET TO THE POINT OF BEGINNING;

CONTAINING 79.924 ACRES, MORE OR LESS.
79.909

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO TRACTS AS SHOWN HEREON CONTAINED UNDER THE NAME AND STYLE OF COTTONWOOD HOLLOW, FILING 2, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE TRACT "C" AND TRACT "D" AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY, CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

DEL CAMINO EAST PROPERTIES, LLC, a Colorado Limited Liability Company

BY: Benjamin Green

TITLE: Manager

NOTARY CERTIFICATE:

STATE OF COLORADO }
COUNTY OF El Paso } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY
OF December, 2007, BY Benjamin Green, Miles Grant

WITNESS MY HAND AND OFFICIAL SEAL.

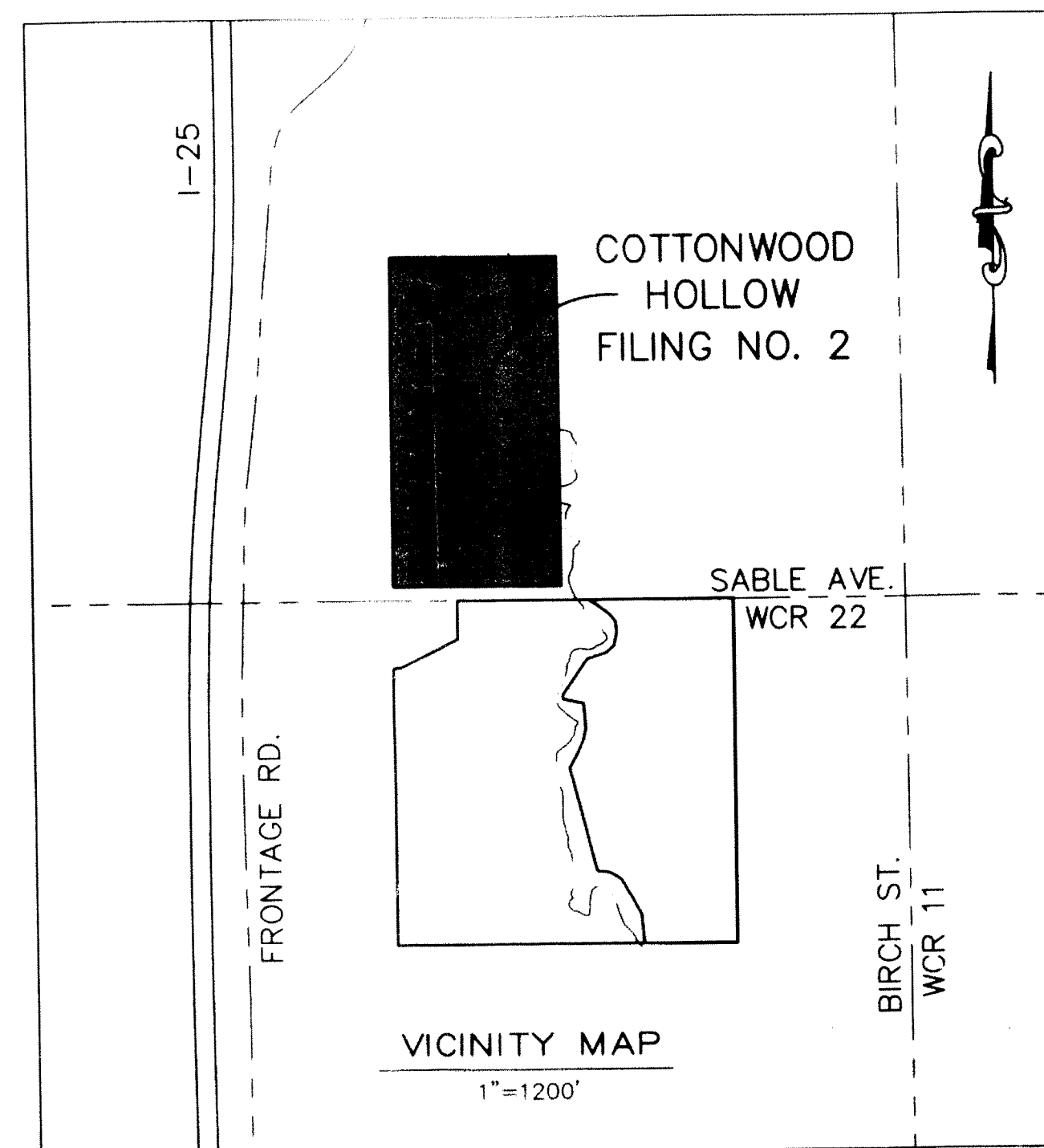
Paula Joyce
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-30-2011

Jean M. Diggins
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-11-2009

Jean M. Diggins
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-11-2009

NOTES:

- ACTIVE AGRICULTURE USES IN THE AREA.
- AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 080266 0850 C, REVISED SEPTEMBER 28, 1982, ZONE "A" CONSISTS OF AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD NOT DETERMINED.
- BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, T.2S., R.68W, OF THE 6th P. M., ASSUMED TO BE N90°00'00"E BETWEEN THE MONUMENTS SHOWN HEREON.
- NO BUILDING PERMITS WILL BE ISSUED, AND NO DEVELOPMENT MAY OCCUR, UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN.



SHEET INDEX

COVER SHEETSHEET 1
MINOR PLAT (SCALE 1"=100').....SHEET 2

OWNER/ DEVELOPER:

DEL CAMINO EAST PROPERTIES, LLC
CONTACT: MILES GRANT
9116 W. BOWLES AVE., UNIT 15
LITTLETON, COLORADO 80123

SURVEYOR:

ASPEN SURVEYING, INC.
2993 S. PEORIA ST., SUITE 150
AURORA, CO 80014
CONTACT: ROGER A. VERMAAS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 24968
PHONE (303) 750-4590
FAX (303) 750-0646

TECHNICAL CONSULTANT AND PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET #203
LITTLETON, COLORADO 80120
CONTACT: WENDELL AYERS
PHONE: (303) 794-8604; FAX: (303) 795-3072

LENDER CONSENT

THE UNDERSIGNED, B.I.G. PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 2799766 AND 3324354 AND THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE STREETS, AVENUES, EASEMENTS, OUTLOTS, TRACTS, AND OTHER PUBLIC PLACES AS SHOWN ON THIS MINOR PLAT OF "COTTONWOOD HOLLOW, FILING 2." AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

Benjamin Green
Lender (Print)

Date: 12/20/2007

Benjamin Green
Lender (Signature)

Manager
Title

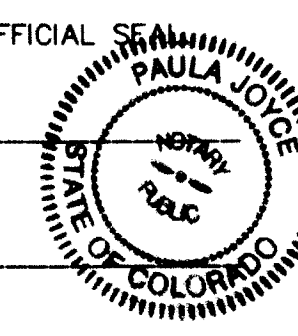
NOTARY CERTIFICATE:

STATE OF COLORADO }
COUNTY OF El Paso } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY
OF December, 2007, BY Benjamin Green

WITNESS MY HAND AND OFFICIAL SEAL.

Paula Joyce
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/30/2012



SURVEYORS CERTIFICATE

I, ROGER A. VERMAAS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING NO. 2, WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT 3/13/22 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Roger A. Vermaas
ROGER A. VERMAAS
REGISTERED COLORADO LAND SURVEYOR No. 24968

DATE

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE MINOR PLAT OF COTTONWOOD HOLLOW, FILING 2 WAS APPROVED ON THIS 24th DAY OF February, 2007, BY RESOLUTION NO. 07-07 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

M. Ayers
MAYOR

Judy L. Sigwood
ATTEST, TOWN CLERK



FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	MINOR PLAT
FILING NUMBER:	FILING 2
PHASE NUMBER:	
SHEET N°/TITLE:	COVER SHEET
PREPARATION DATE:	10-07-06
REVISION DATE:	02-09-07
REVISION DATE:	06-27-07
REVISION DATE:	08-15-07
REVISION DATE:	10-16-07
REVISION DATE:	11-07-07
SHEET 1 OF 2	

JOHN AND EULALIE LAURIDSON
14570 YOUNG DR.
BRIGHTON, CO 80601

DAVID AND PAULA REVE
4306 WELD CO. RD 22
LONGMONT, CO 80504

DEL CAMINO EAST PROPERTIES, LLC
9116 W. BOWLES AVE., UNIT 15
LITTLETON, CO 80123

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LITTLETON, CO 80123

3532463 6/13/2008 02:10P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

MINOR PLAT COTTONWOOD HOLLOW, FILING 2 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO SHEET 2 OF 2

FLATIRON STRUCTURES CO, LLC
P.O. BOX 2239
LONGMONT, CO 80502

10' ROCKY MOUNTAIN NATURAL GAS COMPANY
EASEMENT REC.NO.2049449, BK.1108

ZONING: WELD COUNTY PLD

TRACT A
32.223 Acres
37.208

TRACT B
31.393 Acres

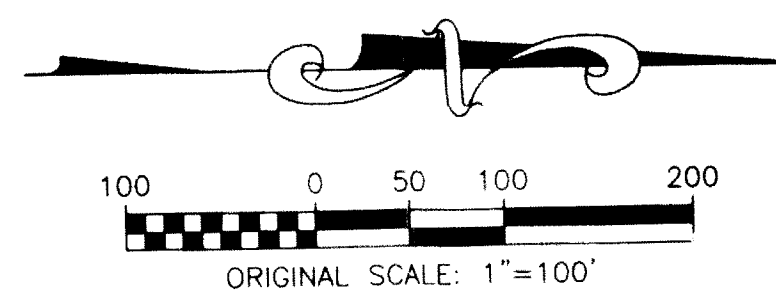
TRACT C
15.703 Acres

TRACT D
0.605 Acres

LIMITS OF FEMA ZONE A FLOODPLAIN
ZONE A

I & J PARTNERSHIP, LP
6530 DAY LILLY CT.
NIWOT, CO 80503

ZONING: WELD COUNTY AG



LEGEND

- SECTION CORNER
- FOUND PLASTIC CAP ON 5/8" REBAR PLS 24968
- SET PLASTIC CAP ON 5/8" REBAR PLS 24968

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	MINOR PLAT
FILING NUMBER:	FILING 2
PHASE NUMBER:	
SHEET NUMBER:	MINOR PLAT
PREPARATION DATE:	10-07-06
REVISION DATE:	02-09-07
REVISION DATE:	06-27-07
REVISION DATE:	09-10-07
REVISION DATE:	10-16-07
REVISION DATE:	11-07-07
SHEET 2 OF 2	

12/5/07